

COUNTY COUNCIL  
OF  
HARFORD COUNTY, MARYLAND

BILL NO. 84-55 (AS AMENDED)

Introduced by Council Member Hutchins  
Legislative Day No. 84-31 Date October 2, 1984

AN EMERGENCY ACT to repeal and re-enact with amendments Subsections (b) and (c) (2), of Section 25-5.1, heading, Nonconforming Lots, Buildings, Structures, and Uses, of Section 25-5, heading, Provisions Applicable to All Districts, of Article II, heading, Zoning Code, of Chapter 25, heading, Zoning, of the Harford County Code, as amended; to provide for the continuation and expansion of nonconforming residential uses; to establish conditions for construction on nonconforming lots; and to provide, generally, for nonconforming residential uses.

By the Council, October 2, 1984

Introduced, read first time, ordered posted and public hearing scheduled

on: October 25, 1984

at: 7:00 P.M.

By Order: Angela Markowski, Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on October 25, 1984 and concluded on October 25, 1984.

Angela Markowski, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

1 SINGLE FAMILY DWELLING MAY BE LOCATED ON ANY NONCONFORMING LOT, OR  
2 PLOT OF OFFICIAL RECORD AS OF DECEMBER 5, 1957, IRRESPECTIVE OF  
3 ITS AREA OR WIDTH, OR THE WIDTH OF THE ROAD ON WHICH IT FRONTS,  
4 SUBJECT TO THE FOLLOWING REQUIREMENTS:

5 i. THE SUM OF THE SIDE YARD WIDTHS OF ANY SUCH LOT  
6 OR PLOT SHALL BE THIRTY PERCENT (30%) OF THE WIDTH OF THE LOT, BUT  
7 IN NO CASE SHALL ANY ONE SIDE YARD BE LESS THAN TEN PERCENT (10%)  
8 OF THE WIDTH OF THE LOT.

9 ii. THE DEPTH OF THE REAR YARD OF ANY SUCH LOT  
10 SHALL BE TWENTY PERCENT (20%) OF THE DEPTH OF THE LOT, BUT IN NO  
11 CASE SHALL IT BE LESS THAN TEN FEET (10').

12 iii. IN CASE THE RIGHT-OF-WAY OF THE ROAD ON WHICH  
13 THE LOT FRONTS IS LESS THAN FIFTY (50) FEET WIDE, THE DEPTH OF THE  
14 FRONT YARD SHALL BE THE SETBACK REQUIREMENT FOR THE DISTRICT PLUS  
15 TWENTY-FIVE (25) FEET AND SHALL BE MEASURED FROM THE CENTER LINE  
16 OF THE ROAD.

17 (c) Nonconforming Buildings, Structures and Uses.

18 Nonconforming buildings, structures or uses may be continued  
19 subject to the following provisions:

20 (2) Any residential use [located on a lot having less road  
21 frontage or lot area than required herein] may be continued and  
22 may be enlarged, without increasing the number of dwelling units  
23 therein, provided no such addition shall extend closer to any lot  
24 line than existing building surfaces or the required yard  
25 dimensions for the district, whichever is less.

26 a. RESIDENTIAL USES, WHEN LOCATED IN AN INDUSTRIAL  
27 DISTRICT, MAY BE ENLARGED PROVIDED THE ENLARGEMENT DOES NOT EXCEED  
28 FIFTY PERCENT (50%) OF THE GROSS SQUARE FOOTAGE IN USE AT THE TIME  
29 OF THE CREATION OF THE NONCONFORMITY. EXPANSION IS PERMITTED  
30 PROVIDED NO SUCH ADDITION SHALL EXTEND CLOSER TO ANY LOT LINE THAN  
31  
32

EXISTING BUILDING SURFACES OR THE REQUIRED YARD DIMENSIONS FOR THE DISTRICT, WHICHEVER IS LESS.

b. A MOBILE HOME LOCATED IN A RESIDENTIAL DISTRICT MAY BE REPLACED WITH ONE OF A LARGER SIZE, PROVIDED THE ENLARGEMENT DOES NOT EXCEED FIFTY PERCENT (50%) OF THE GROSS SQUARE FOOTAGE OF THE MOBILE HOME IN USE AT THE TIME OF THE CREATION OF THE NONCONFORMITY.

~~Section 2. And be it further enacted that this Act shall take effect sixty (60) calendar days from the date it becomes law.~~

SECTION 2. AND BE IT FURTHER ENACTED, THAT THIS ACT IS HEREBY DECLARED TO BE AN EMERGENCY ACT, NECESSARY FOR PROPER ADMINISTRATION OF THE ZONING REGULATIONS FOR HARFORD COUNTY, MARYLAND, WHICH SHALL TAKE EFFECT ON THE DATE IT BECOMES LAW.

EFFECTIVE: October 31, 1984

84-55

BY THE COUNCIL

AS AMENDED

BILL NO. 84-55 (as amended)

Read the third time.

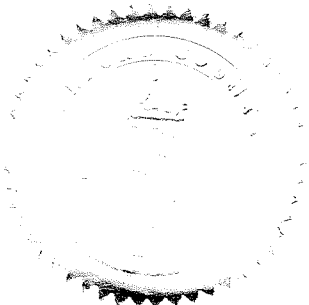
Passed SLSD 84-34 (October 25, 1984) (with amendments)

Failed of Passage \_\_\_\_\_

By order

Angela Markowski, Secretary

Sealed with the County Seal and presented to the County Executive  
for his approval this 26th day of October, 1984  
at 3:00 o'clock P.M.



Angela Markowski, Secretary

BY THE EXECUTIVE

APPROVED:

[Signature]  
County Executive  
Date 10-31-84

BY THE COUNCIL

This Bill (No. 84-55, as amended), having been approved by  
the Executive and returned to the Council, becomes law on  
October 31, 1984.

Angela Markowski, Secretary

EFFECTIVE DATE: October 31, 1984

84-55

AS AMENDED